

**Town of West Hartford
Conservation and Environment Commission
Meeting Agenda
January 30, 2017, 7:00 PM
Town Hall, Room 314**

Present: Commissioners Scott Sebastian, Jessica Schaeffer-Helmecki, Emilee Scott, Stefanie Wnuck, Ryan Langan, and Matt Macunas

Communications and News: Brian McCarthy submitted his resignation to the Conservation and Environment Commission on January 30, 2017. The Commission expressed its sincere appreciation to Brian for his roughly twenty years of service. His volunteerism and depth of knowledge was invaluable to the Commission's ability to meet its charge on behalf of the Town of West Hartford. The Commission communicated its utmost regard, noting Brian's enduring efforts to protect the integrity of the environment on the myriad properties to come before the Commission.

New Business:

- 1) **132 Montclair Drive-** Application (IWW #1055) by Record Owners Bronwyn and Freddy Rolón, Jr., (Linda Howley, Architect) requests approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse. The Applicant also (IWW #1054) requests approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist.

The applicant is proposing to demolish the existing garage and construct a new garage and an addition and decking to the rear of the house. The proposed activities will be within the regulated area. (Submitted for IWWA receipt on January 4, 2017. Presented for determination of significance. Determined to be potentially significant and set for public hearing on February 6, 2017.) Applicants were represented by Brian Denno of Denno Land Surveying; Tom Pietras of Pietras Environmental Group; and architect Linda Howley.

Trout Brook is roughly 100 feet from the house, on a deep lot that gently slopes 4 feet, with another 3-4 foot drop at Trout Brook itself. The embankment is loamy Ellington soil, with fine sandy Elmridge loam atop silty clay comprising much of the undisturbed portion of the lot away from the house. Pietras flagged the top of Trout Brook embankment but found not wetlands soil. Many similar properties along Trout Brook have similarly steep embankments and put up stone rip-rap.

Contractors will plant woody vegetation by the brook area consisting of 4 oak trees and minimum of 3 native shrubs. By the house, one multi-trunk tree by the deck will be removed.

The garage will be removed and reconstructed, and in the meantime machinery will be accessing the property. Contractors will use a mini-dozer for backfill and finishing work.

Project duration is anticipated to be 4-6 months. The CEC expressed no concerns with the applications.

- 2) **24 Staples Place and 351 Whitman Avenue-** Application (IWW #1052) of the Town of West Hartford (Duane Martin, Town Engineer) (Daniel and Eileen Neubert, & the Town of West Hartford, R.O.'s) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse. The Town proposes to install storm drainage improvements that would eliminate roadway flooding in Wells Road, minimize slope erosion at the end of Staples Place and improve the quality of the storm water entering the wetland regulated area. (Submitted for IWWA receipt on January 4, 2017. Presented for determination of significance. Determined to be potentially significant and set for public hearing on February 6, 2017.)

Town Engineers Duane Martin and James Brennan spoke on behalf of the application, sited in a regulated area with wetlands. East-west Wells Road and north-south Staples Road are both dead end roads with drainage issues.

On Staples Road the two existing catch basins run to the north on the east side of the street and outlet on the slope, which is causing erosion. The Applicant proposes to extend 8" drainage pipe 30 feet to the north and downhill so storm water can discharge on a flatter grade at a flared outflow with riprap splash pad. The slope pitches further down but the gradient flattens out at that point. Town engineers do not anticipate the need for tree removal but recognize that root damage may occur. Corporation Counsel is working with an abutter's attorney on a drainage easement that they expect resolution on within the week.

On Wells Road, catch basins from several manholes send water several hundreds of feet into the woods toward a buried discharge point. Wells Road currently floods, and most of the water evaporates after sitting idle on the ground. Existing drainage pipe is not considered sustainable due to the existing flat grade of the pipe and evident sediment jamming that impedes cleaning; storm water runoff cannot discharge and overtops to the street. The Applicant proposes to relocate the drainage outlet by constructing a drainage manhole over the existing drainage pipe, running a new length of pipe, installing a riprap apron and stabilizing the disturbed area. The remaining existing pipe will be abandoned in place. The project area will be restored using mulch as covering atop the trenching. A silt fence will be in use in and around work areas, predominantly in the downstream area.

Project duration is 1 to 1.5 weeks, and will likely be performed during the upcoming construction season. Excavation width will be 2-3 feet, with 8-10 feet of clearance created for small excavator access. Notices of the proposed work were sent to abutters on 1/26/17. The CEC expressed no concerns with the application.

- 3) **Trout Brook Drive – Multi-Use Trail (Phase 5)** Application (IWW #1056) of the Town of West Hartford (Duane Martin, Town Engineer) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact

on a wetland and watercourse area. The Town proposes the construction of an asphalt multi-use trail. The trail will be adjacent to Trout Brook, on the west side of Trout Brook Drive, between Farmington Avenue and Fern Street. (Submitted for IWWA receipt on February 6, 2017 and scheduled directly for public hearing)

Trout Brook Drive – Multi-Use Trail (Phase 6) Application (IWW #1057) of the Town of West Hartford (Duane Martin, Town Engineer) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The Town proposes the construction of an asphalt multi-use trail. The trail will be adjacent to Trout Brook, on the west side of Trout Brook Drive, between Fern Street and Duffield Drive. (Submitted for IWWA receipt on February 6, 2017 and scheduled directly for public hearing)

DEEP is the sole landowner for the majority of the parcels affected by this application, and has provided correspondence to authorize the Town's wetland application submissions. Small portions are proposed within the right-of-way of Trout Brook Drive. Virtually all of the project is within the 150' Regulated Activity Area, and a majority of those areas are within the designated wetland boundaries.

The Trout Brook Trail runs along an existing earthen bench consisting of a perforated concrete mat that will be removed during construction and replaced with bituminous trail paving. The Applicant proposes to pave the Multi-Use trail, in part to be bicycle-friendly. The Trail is for non-motorized use only. The Trail is proposed to be 10' wide and is sloped toward the Brook.

There is no proposed tree removal in Phase 5, and the proposed trail curves to avoid existing trees. According to the engineers, approximately 50 live trees and 5 dead trees are expected to be removed as part of Phases 6 and 7. Approximately 65 trees will be planted, and some compensatory plantings from Phase 6 will be located in Phase 5 (in part due to restrictions on the ability to install the trees on Phase 6). Most of these removed trees are vegetative infill along the trail, aside from a stand of 12-15 in a triangle near Fern Street. Engineers will meet with the Town tree warden for evaluative purposes.

An existing 30" pipe outflow waterway across Phase 6 will be reconstructed to drop the pipe below the proposed trail grade. Pipe will come out of a concrete spillway - a swale with riprap that extends 30 feet. Catch basins and straw wattles will be installed at unstabilized surfaces, and silt fences will not be installed due to the disturbance such modifications would create in adjusting existing concrete mats. will be protected using a straw waddle system with posts into concrete mat.

The contractor will excavate a section at a time and replace with stone. Contractor won't be tree cutting for access nor crossing private property. All access points are on town right of way or state land.

The Applicant reported that at a public information meeting on January 17, 2017, some attendees voiced concerns about trail width, trees, visibility and concerns about vandalism or trash. Engineers propose four trash and dog waste receptacles along these sections.

The various project phases are in between semi-final and final design stages, with construction on all phases anticipated to start in summer 2017 with estimated completion finalized spring 2018. Trout Brook Trail project phase numbers are south to north - not necessarily in order of construction.

Abutters notices will be sent for the wetlands meeting. Applicant placed a Hartford Courant notice and sent notices directly to 11 homes and met with 2 by request.

The CEC received public comments from Mary Ann Conklin of 419 Fern Street. Ms. Conklin's property abuts Trout Brook and looks onto Farmington Ave. State tree cutting activity in October 2015 impacted the property's bucolic view. Ms. Conklin expressed that the Trail proposal adds insult to injury by adding non-natural elements to the properties and furthering human penetration into natural areas. Resident has concerns about trash and graffiti, and potentially noise. Resident acknowledged the care that has gone into the Plan.

The CEC expressed no concerns on the Applications.

Uncalled Applications:

- 4) 180 Wood Pond Road- Application (IWW #1058) of Penfield Jarvis, Trustee, R.O. (James A. Thompson, Engineer) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on February 6, 2017. Suggest required public hearing be scheduled for March 6, 2017.)
- 5) 180 Wood Pond Road- Application (IWW #1059) of Penfield Jarvis, Trustee, R.O. (James A. Thompson, Engineer) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse. The application proposes the demolition of the existing home and construction of new home with an approximately 3,878 s.f. foot and associated site improvements including expanded driveway and patio areas. The entire parcel lies within the 150' upland review area. (Submitted for IWWA receipt on February 6, 2017.)
- 6) 660 Mountain Road- Application (IWW #1060) of Gledhill Nursery, Inc, Record Owner, (Kevin Solli, P.E.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on February 6, 2017. Suggest required public hearing be scheduled for March 6, 2017.)
- 7) 660 Mountain Road- Application (IWW #1061) of Gledhill Nursery, Inc, Record Owner, (Kevin Solli, P.E.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area (the Hart Meadow Brook). The application proposes the redevelopment of the exiting nursery including the demolition of the nursery building and the construction of fifteen new residential dwelling units and associated site improvements. The existing single-family residential dwelling is to remain. (Submitted for IWWA receipt on February 6, 2017.)

Adjournment motioned by Langan, seconded by Wnuck.